

**BOARD OF COUNTY COMMISSION  
AGENDA ITEM SUMMARY**

Meeting Date: 6/15/05 - MAR

Division County Attorney's Office

Bulk Item: Yes ☐ No ☒

**\*\* PUBLIC HEARING 3:00 P.M. \*\***

Staff Contact Person: Suzanne Hutton

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**AGENDA ITEM WORDING:**

A Public Hearing to consider the adoption of a Resolution authorizing a transfer of real property to the Key Largo Volunteer Ambulance Corps for purposes of maintaining an advanced life support ambulance service facility on Key Largo.

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**ITEM BACKGROUND:**

A Notice of Intention to consider adoption of proposed resolution was published once a week for two weeks in the Key West Citizen, the Keynoter and the Reporter. Please Note: This agenda item has a deed that is not word-for-word the same as the one included in the 4/20/05 agenda item. In the next to the last clause (paragraph) is a reverter to D.O.T. in the April agenda item. That has been changed to Monroe County to allow the County to take property back and use it for public safety facilities if the grantee ceases to use the property for that purpose.

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**PREVIOUS RELEVANT BOCC ACTION:**

BOCC approval on 4/20/05 to advertise for one public hearing to be held June 15, 2005 in Marathon, FL.

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**CONTRACT/AGREEMENT CHANGES:**

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**STAFF RECOMMENDATIONS:**

Approval

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**TOTAL COST:** N/A

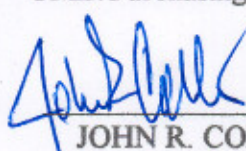
**BUDGETED:** Yes ☐ No ☐

**COST TO COUNTY:** N/A

**SOURCE OF FUNDS:** \_\_\_\_\_

**REVENUE PRODUCING:** Yes ☐ No ☒ **AMOUNT PER MONTH** \_\_\_\_\_ **Year** \_\_\_\_\_

**APPROVED BY:** County Atty ☒ OMB/Purchasing \_\_\_\_\_ Risk Management \_\_\_\_\_

**DIVISION DIRECTOR APPROVAL:**  06/11/05  
JOHN R. COLLINS, COUNTY ATTORNEY

**DOCUMENTATION:** Included ☒ Not Required \_\_\_\_\_

**DISPOSITION:** \_\_\_\_\_

**AGENDA ITEM #** \_\_\_\_\_



Resolution No. \_\_\_\_\_-2005

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, AUTHORIZING A TRANSFER OF REAL PROPERTY TO THE KEY LARGO VOLUNTEER AMBULANCE CORPS FOR PURPOSES OF MAINTAINING AN ADVANCED LIFE SUPPORT AMBULANCE SERVICE FACILITY ON KEY LARGO.**

WHEREAS, the County Commission has previously leased to the Key Largo Volunteer Ambulance Corps (KLVAC) a parcel of land for use as an ambulance facility; and

WHEREAS, the KLVAC did pay for the construction of the building on said parcel; and

WHEREAS, the State of Florida Department of Transportation did deed said parcel to the County in 1999 for use as public safety facilities; and

WHEREAS, in accordance with F.S. 125.38, it is deemed in the interest of public health and welfare that said property be transferred to the KLVAC; and

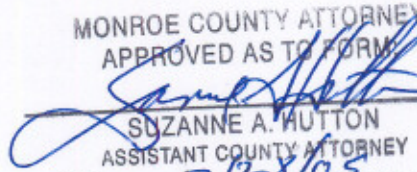
WHEREAS, prior to the adoption of the original resolution authorizing transfer of the larger parcel of property, was published at least once a week for two weeks, the proposed transfer of land, as required by F.S. 125.35; now therefore

**BE IT RESOLVED THAT THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:**

1. Monroe County shall transfer to the Key Largo Volunteer Ambulance Corps that parcel of property situated on Key Largo, described in Exhibits A and B, attached hereto and incorporated herein by reference.
2. The Mayor is authorized to execute a quitclaim deed transferring said property.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting of said board held on \_\_\_\_\_, 2005.

Mayor Dixie M. Spehar \_\_\_\_\_  
Mayor Pro Tem McCoy \_\_\_\_\_  
Commissioner Nelson \_\_\_\_\_  
Commissioner Neugent \_\_\_\_\_  
Commissioner Rice \_\_\_\_\_

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM  
  
SUZANNE A. HUTTON  
ASSISTANT COUNTY ATTORNEY  
Date 3/28/05

(seal)  
Attest: Danny L. Kolhage, Clerk

Board of County Commissioners  
of Monroe County Florida

By \_\_\_\_\_  
Deputy Clerk

By \_\_\_\_\_  
Mayor/Chairperson



This instrument prepared by,  
or under the direction of,  
Suzanne A. Hutton, Esq.  
FBN 336122  
Office of County Attorney  
P.O.Box 1026  
Key West, FL 33041-1026

### QUITCLAIM DEED

**THIS INDENTURE**, Made this \_\_\_\_ day of \_\_\_\_\_, 2005, by and between MONROE COUNTY, Party of the First Part, by and through the Board of County Commissioners of Monroe County, Florida, whose address is 500 Whitehead Street, Key West, Florida 33040, to KEY LARGO VOLUNTEER AMBULANCE CORPS, Party of the Second Part, a not-for-profit corporation with offices at 98600 Overseas Highway, Key Largo, Florida 33037.

### WITNESSETH

WHEREAS, Party of the First Part did heretofore acquire title to a parcel of property, on the island of Key Largo, Florida, as recorded in Official Records Book 1603 at Page 671, et. seq., of the Public Records of Monroe County Florida; and

WHEREAS, Party of the Second Part paid the costs of construction and furbishing of the building located on said parcel of property; and

WHEREAS, Party of the First Part has leased said parcel to Party of the Second Part for use in providing an advanced life support ambulance service; and

WHEREAS, Party of the First Part obtained title from the State of Florida Department of Transportation subject to a Reverter Clause that if the property ceases to be used for public safety facilities, all property rights revert back to the State of Florida Department of Transportation; and

WHEREAS, Party of the First Part deems a transfer to Party of the Second Part to be in the best interest of the residents of Monroe County; and

WHEREAS, prior to the adoption of the resolution authorizing said transfer of said property, there has been published at least once a week for two weeks, the proposed transfer of land, as required by F.S. 125.35;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, in consideration of acceptance of title to said property by the Party of the Second Part for a public purpose, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the Party of the First Part to the property herein described all that certain land situate on Key Largo, in Monroe County, Florida, to wit:

**Legal Description in Exhibits A and B, attached hereto and made a part hereof.**

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part;

SUBJECT TO REVERTER, recorded at Monroe County OR Book 1603, page 671, as follows:  
The property herein described is to be used for Public Safety Facilities. If the property ceases to be used for public safety facilities, all property rights shall revert back to Monroe County.

IN WITNESS WHEREOF, the Party of the First Part has caused these presents to be signed in its name by its Board of County Commissioners acting by the Mayor of said Board, the day and year first above written.

(OFFICIAL SEAL)

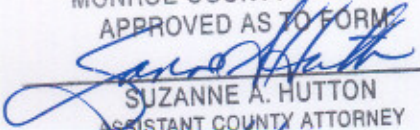
ATTEST:  
DANNY L. KOLHAGE

BOARD OF COUNTY COMMISSIONERS  
OF MONROE COUNTY, FLORIDA

BY: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

MONROE COUNTY ATTORNEY  
APPROVED AS TO FORM

  
SUZANNE A. HUTTON  
ASSISTANT COUNTY ATTORNEY

Date 5/10/05



POINT OF INTERSECTION OF THE SURVEY LINE OF STATE  
ROAD #5 AND THE CENTERLINE OF UNNAMED STREET

JOB No. K98092  
SEC. 32, TWP. 61 S., RGE. 39 E.  
MONROE COUNTY, FLORIDA

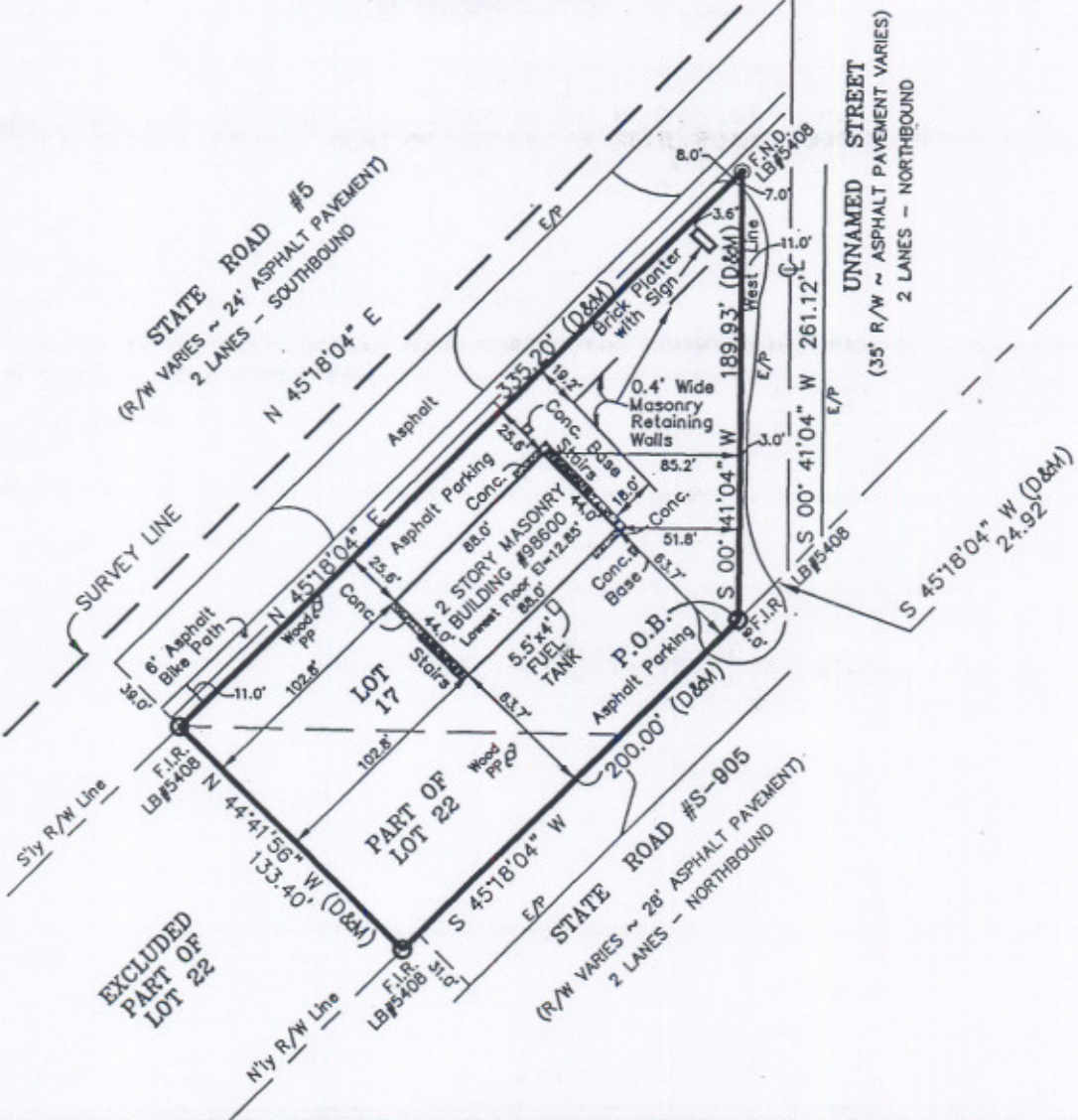
## Exhibit A

P.O.C.

STATE ROAD #5  
(R/W VARIES ~ 24' ASPHALT PAVEMENT)  
2 LANES - SOUTHBOUND  
N 45°18'04" E

UNNAMED STREET  
(35' R/W ~ ASPHALT PAVEMENT VARIES)  
2 LANES - NORTHBOUND

SCALE: 1"=80'



CERTIFIED FOR BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM  
TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA  
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN  
CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE,  
PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISED: 07/07/99  
REVISED:  
DATE: 06/22/98

LAWRENCE P. FRANK, P.L.S.#4619

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND  
MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR  
INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



**FRANK & ELLIOTT**

SURVEYORS • ENGINEERS • LAND PLANNERS  
83266 OVERSEAS HIGHWAY, SUITE 500, ISLAMORADA, FLORIDA 33036  
Phone (305) 664-0764 FAX (305) 664-0816  
A DIVISION OF MEGAMSON BUSINESS CORPORATION L.B. NO. 5408

FLORIDA DEPARTMENT OF TRANSPORTATION  
DISTRICT VI Item/Seg/No.: 250268-1

WPI No: 6116623  
Sec/Job No: 90060-2516  
FAP No: N/A  
State Road No: 5, Median  
County/Key/MM: Monroe, Key Largo, M.M. 98.6  
Parcel No: 6010 Sheet 1 of 2



**CERTIFIED TO:**

MONROE COUNTY ENGINEERING DEPARTMENT

**Exhibit B**

JOB No. K98092  
SEC. 32, TWP. 61 S., RGE. 39 E.  
MONROE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

THOSE PARTS OF LOTS 22 AND 17 OF MODEL LAND CO. PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 68, IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARTS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE SURVEY LINE OF STATE ROAD 5 AND THE CENTERLINE OF AN UNNAMED STREET LYING EASTERLY OF AND CONTIGUOUS TO SAID LOT 17, RUN S 00°41'04" W A DISTANCE OF 261.12 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD S-905; THENCE S 45°18'04" W A DISTANCE OF 24.92 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17 AND THE POINT OF BEGINNING; THENCE CONTINUE S 45°18'04" W A DISTANCE OF 200.00 FEET; THENCE N 44°41'56" W A DISTANCE OF 133.40 FEET TO THE NORTHERLY LINE OF SAID LOT 22; THENCE N 45°18'04" E A DISTANCE OF 335.20 FEET TO THE WEST LINE OF SAID UNNAMED STREET; THENCE S 00°41'04" W A DISTANCE OF 189.93 FEET TO THE POINT OF BEGINNING:

CONTAINING 35,698 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON THE RIGHT OF WAY MAPS FOR SECTION 90060-2516, STATE ROAD 5, MONROE COUNTY.

SECTION 90060 - PROJ. 2516 (5240)

STATE ROAD 5

MONROE COUNTY

PAR. No. F.E.C.R.R. R/W(x) PT.

NEW PARCEL NUMBER 43

**ABBREVIATION LEGEND:**

F.I.R. FOUND IRON ROD, SIZE INDICATED	SEC. SECTION
S.I.R. SET IRON ROD, 1/2" L.B. No. 5408	TWP. TOWNSHIP
F.I.P. FOUND IRON PIPE, SIZE INDICATED	RGE. RANGE
F.N.D. FOUND NAIL AND DISK	(D) DEED
S.N.D. SET NAIL AND DISK, L.B. No. 5408	(P) PLAT
F.C.M. FOUND CONCRETE MONUMENT	(M) MEASURED
P.R.M. PERMANET REFERENCE MONUMENT	(C) CALCULATED
P.C.P. PERMANENT CONTROL POINT	CONC. CONCRETE
P.I. POINT OF INTERSECTION	COV. COVERED
P.C. POINT OF CURVE	E/P EDGE OF
P.O.B. POINT OF BEGINNING	PAYEMENT
P.O.C. POINT OF COMMENCEMENT	EL ELEVATION
R/W RIGHT-OF-WAY	WM WATER METER
TYP. TYPICAL	LP LIGHT POLE
PP POWER POLE	
OHW OVERHEAD WIRES	

**SURVEYOR'S NOTES:**

- 1.) ALL CORNERS FOUND HAVE NO NUMBER DESIGNATING PREVIOUS SURVEYOR OR COMPANY EXCEPT AS SHOWN.
- 2.) ALL BEARINGS AND DISTANCES ARE MEASURED PER PLAT UNLESS OTHERWISE NOTED.
- 3.) NO UNDERGROUND ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED OR SHOWN UNLESS OTHERWISE NOTED.
- 4.) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN HEREON.
- 5.) ELEVATION DATUM: N/A, BENCHMARK: N/A.  
BASIS OF BEARINGS: SURVEY LINE OF S.R.#5 BEING N 45°18'04" E, AS SHOWN ON STATE OF FLORIDA ROAD ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 90060-2516, SHEET 21 OF 34.
- 6.) THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY No.125129, PANEL No.1004-F, FIRM INDEX DATE 03/03/97, AND THE HEREON DESCRIBED PROPERTY APPEARS TO BE IN ZONE N/A, WITH A BASE ELEVATION OF X M.S.L.

CERTIFIED FOR BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISED:  
REVISED:  
DATE: 06/22/98

LAWRENCE P. FRANK, P.L.S.#4619

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FLORIDA DEPARTMENT OF TRANSPORTATION  
DISTRICT VI Item/Seg/No.: 250268-1

WPI No: 6116623

Sec/Job No: 90060-2516

FAP No: N/A

State Road No: 5, Median

County/Key/MM: Monroe, Key Largo, M.M. 98.6

Parcel No: Sheet 2 of 2

MONROE COUNTY  
OFFICIAL RECORDS



**NOTICE OF INTENTION TO CONSIDER ADOPTION OF PROPOSED  
RESOLUTION AUTHORIZING A TRANSFER OF REAL PROPERTY**

**NOTICE IS HEREBY GIVEN TO WHOM IT MAY CONCERN** that on **Wednesday, June 15, 2005**, at **3:00 PM** at the **Marathon Government Center, 2798 Overseas Highway, MM 47.5 (Gulf), Marathon, Monroe County, Florida**, the Board of County Commissioners of Monroe County, Florida, intends to consider the adoption of the following proposed County Resolution:

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA AUTHORIZING A TRANSFER OF REAL PROPERTY TO THE KEY LARGO VOLUNTEER AMBULANCE CORPS FOR PURPOSES OF MAINTAINING AN ADVANCED LIFE SUPPORT AMBULANCE SERVICE FACILITY ON KEY LARGO.**

Pursuant to Section 286.0105, Florida Statutes, notice is given that if a person decided to appeal any decision made by the Board with respect to any matter considered at such hearings or meetings, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Copies of the above-referenced ordinance are available for review at the various public libraries in Monroe County, Florida.

Dated at Key West, Florida, this 20th day of April, 2005.

DANNY L. KOLHAGE, Clerk of the Circuit Court  
and ex officio Clerk of the Board of County  
Commissioners of Monroe County, Florida

(SEAL)

**Publication dates:**

**Reporter** (Fr) 5/6 – 5/13  
**Keynoter** (Sa) 5/7 – 5/14  
**KW Citizen** (Su) 5/8 – 5/15